



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Minutes~

Atlanta City Hall
55 Trinity Ave.
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Yolanda Adrean

Theodis Pace
(404) 330-6314
tpace@atlantaga.gov

Thursday, February 26, 2015

10:30 AM

Council Chamber

A. CALL TO ORDER

Due to inclement weather, the regularly scheduled meeting of the **Zoning Committee** was held on **Thursday, February 26, 2015**, at **10:37 AM** in **Council Chamber**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	10:31 AM
Carla Smith	Vice Chair	Present	10:35 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	10:45 AM
Kwanza Hall	Councilmember, District 2	Present	10:57 AM
Mary Norwood	Councilmember, Post 2 At-Large	Present	10:35 AM
Howard Shook	Councilmember, District 7	Present	10:31 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	10:31 AM

Others in Attendance:

Brandy Crawford, Department of Planning; Attorney's Lem Ward and Jeffery Haymore, Law Department; members of the public and Council staff.

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. ORDINANCES FOR FIRST READING

- 15-O-1095 (1) - AN ORDINANCE BY ZONING COMMITTEE TO EXTEND THE TIME TABLE FOR PROPERTY LOCATED AT 180 10TH STREET (RECEIVING PARCEL) IN CONNECTION WITH THE TRANSFER OF DEVELOPMENT RIGHTS AUTHORIZED PURSUANT TO SPECIAL USE PERMIT U-14-17; AND FOR OTHER PURPOSES.

Application File Date	02-05-15
Zoning Number	U-14-17 TDR
NPU / CD	E/2

Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZONING COMMITTEE

- 15-O-1096 (2) - U-12-25-AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE 12-O-1603 (U-12-25) WHICH GRANTED A SPECIAL USE PERMIT FOR OUTDOOR DISPLAYS OR SALES AREA (I.E. OUTDOOR PRIVATE VENDING) PURSUANT TO SECTION 16-11.005 (1)(C) FOR PURPOSES OF A CHANGE OF CONDITIONS. PROPERTY LOCATED AT 1685 MEMORIAL DRIVE, N.W. (AKA 225 CLIFTON STREET), FRONTING 200 FEET ON THE SOUTH SIDE OF MEMORIAL DRIVE BEGINNING AT THE SOUTHWEST CORNER OF MEMORIAL DRIVE AND CLIFTON STREET. DEPTH: VARIES. AREA: APPROXIMATELY 0.872 ACRES. LAND LOT 178, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: ARJUN & BHUPENDER, INC. APPLICANT: ABDUL S. EL-AMIN NPU-O COUNCIL DISTRICT 5

Application File Date	February 9, 2015
Zoning Number	U-15-04
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 15-O-1097 (3) - Z-15-05- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RLC-C TO THE RLC-C FOR A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 3280 HOWELL MILL ROAD, N.W. FRONTING APPROXIMATELY 621 FEET ON THE WEST SIDE OF HOWELL MILL ROAD BEGINNING APPROXIMATELY 600 FEET FROM THE WEST CORNER OF HOWELL MILL ROAD AND NORTHSIDE DRIVE. DEPTH: 452 FEET AREA: APPROXIMATELY 4.0 ACRES. LAND LOT 197. 17TH FULTON COUNTY, GEORGIA. OWNER: NORTHWEST MEDICAL CENTER, LLC APPLICANT: NORTHWEST MEDICAL CENTER, LLC (C/O THE GALLOWAY LAW GROUP, LLC) NPU C COUNCIL DISTRICT 8

Application File Date	2-3-15
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Zoning Number	Z-15-05
NPU / CD	C/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 15-O-1098 (4) - AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-74-27 AS ADOPTED BY THE CITY COUNCIL ON DECEMBER 9, 1974 AND APPROVED BY THE MAYOR ON DECEMBER 16, 1974 FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 1635 CAMPBELLTON ROAD, S.W. AND FOR OTHER PURPOSES.

Application File Date	February 13, 2015
Zoning Number	TR-15-06
NPU / CD	S/12
Staff Recommendation	Not Required-Transfer of Previously Approved SUP
NPU Recommendation	Not Required-Transfer of Previously Approved SUP
ZRB Recommendation	Not Required-Transfer of Previously Approved SUP

TO BE REFERRED TO ZONING COMMITTEE

F. ORDINANCES FOR SECOND READING

- 15-O-1081 (5) - U-78-19 (TR15-02/TR13-03)- AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-78-19 ADOPTED BY THE CITY COUNCIL ON JULY 17, 1978 AND APPROVED BY THE MAYOR ON JULY 25, 1978 FOR PROPERTY LOCATED AT 2605 CAMPBELLTON ROAD, S.W., TO APPROVE A TRANSFER OF SPECIAL USE PERMIT FOR A DAY CARE CENTER; AND FOR OTHER PURPOSES. NPU R
COUNCIL DISTRICT 11

Application File Date	January 15, 2015
Zoning Number	U-78-19 (TR15-02/TR13-03)
NPU / CD	R/11
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

RESULT: FAVORABLE [5 TO 0]

AYES: Adrean, Smith, Norwood, Shook, Young Jr.

AWAY: Bottoms, Hall

- 14-O-1607 (6) - Z-14-71-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-LC (RESIDENTIAL LIMITED COMMERCIAL) DISTRICT TO THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 1761 GLENWOOD ROAD, S.E, FRONTING APPROXIMATELY 165 FEET ON THE SOUTH SIDE OF GLENRIDGE AVENUE, S.E. AT THE SOUTHEAST CORNER OF GLENAIRE WALK AND GLENRIDGE AVENUE. DEPTH: APPROXIMATELY 200 FEET. AREA: 0.947 ACRES. LAND LOTS 174 AND 175 , 15TH DISTRICT DEKALB COUNTY, GEORGIA OWNER: MI GLENAIRE, LLC APPLICANT: MI GLENAIRE, LLC C/O MATTHEW J. VIVIAN NPU W COUNCIL DISTRICT 5

Application File Date	11-4-14
Zoning Number	Z-14-71
NPU / CD	W/5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [5 TO 0]

AYES: Adrean, Smith, Norwood, Shook, Young Jr.

AWAY: Bottoms, Hall

- 15-O-1054 (7) - U-14-34- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-05.005 (1) (D) FOR A PRIVATE CLUB, PROPERTY LOCATED AT 988 ALLOWAY PLACE, S.E., FRONTING APPROXIMATELY 385 FEET ON THE EAST SIDE OF

ALLOWAY PLACE, S.E. AND 250 FEET ON THE SOUTH SIDE OF AYR PLACE, S.E., AND LOCATED AT THE SOUTHEAST INTERSECTION OF ALLOWAY PLACE AND AYR PLACE. DEPTH: APPROXIMATELY VARIES. AREA: 2.22 ACRES. LAND LOT 10 , 14TH DISTRICT FULTON COUNTY, GEORGIA OWNER: THE BURNS CLUB OF ATLANTA
 APPLICANT: NORMAN A. KOPLON NPU W COUNCIL DISTRICT 1

Application File Date	11-25-14
Zoning Number	U-14-34
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

RESULT: FAVORABLE [5 TO 0]

AYES: Adrean, Smith, Norwood, Shook, Young Jr.

AWAY: Bottoms, Hall

14-O-1529 (8) - U-14-29- AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-11.005 (1)(C) FOR A OUTDOOR AMUSEMENT ENTERPRISES, EXHIBITS, ENTERTAINMENTS, MEETINGS, DISPLAYS OR SALES AREAS, OR OUTDOOR AREAS FOR RELIGIOUS CEREMONIES OF 90 DAYS OR MORE DURATION, PROPERTY LOCATED AT 2760 LAKEWOOD AVENUE, S.W., (AKA AS 2756 LAKEWOOD AND 2107 METROPOLITAN AVENUE), FRONTING APPROXIMATELY 173 FEET ON THE SOUTH SIDE OF LAKEWOOD AVENUE AND APPROXIMATELY 115 FEET ON THE WEST SIDE OF METROPOLITAN PARKWAY. DEPTH: VARIES. AREA: 0.732 ACRES. LAND LOT 102, 14TH DISTRICT FULTON COUNTY, GEORGIA OWNER: NEENA JASON APPLICANT: NEENA JASON NPU X
 COUNCIL DISTRICT 12

Application File Date	10-7-14
Zoning Number	U-14-29
NPU / CD	Z/12
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

(Held 2/26/15)

Held at the request of the councilmember of the district for one cycle

RESULT: HELD IN COMMITTEE

- 15-O-1055 (9) - U-14-35- AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-18R.005 (1)(3)(A) FOR A GREENHOUSE, PROPERTY LOCATED AT 566 WELLS STREET, S.W. (562 WELLS) FRONTING APPROXIMATE 505 FEET ON THE WEST SIDE OF HUMPHRIES STREET AND APPROXIMATELY 350 ON THE SOUTH SIDE OF MORRIS STREET AT THE SOUTHWEST INTERSECTION OF HUMPHRIES AND MORRIS STREET. DEPTH: VARIES. AREA: 3.145 ACRES. LAND LOT 85 , 14TH DISTRICT FULTON COUNTY, GEORGIA OWNER: JEROME H. RUSSELL APPLICANT: ALICIA PHILLIPS NPU V COUNCIL DISTRICT 4

Application File Date	U-14-35
Zoning Number	12-17-14
NPU / CD	V-4
Staff Recommendation	Approval Conditional
NPU Recommendation	
ZRB Recommendation	Approval Conditional

RESULT: FAVORABLE/AMENDED [5 TO 0]

AYES: Adrean, Smith, Norwood, Shook, Young Jr.

AWAY: Bottoms, Hall

- 14-O-1532 (10) - Z-14-62- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-2 (RESIDENTIAL GENERAL SECTOR 2) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL SECTOR 3) DISTRICT, PROPERTY LOCATED 3713, 3715, AND 3717 PEACHTREE ROAD, N.E., APPROXIMATELY 200 FEET ON THE SOUTHEASTERLY SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 101 FEET FROM THE SOUTHWEST CORNER OF ROXBORO ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 1.29 ACRES. LAND LOT 10, 17TH FULTON COUNTY, GEORGIA. OWNER: 3715 PEACHTREET, LLC AND HT 333 HIGHLAND, LLC APPLICANT: AOB LLC BY ROBERT ZOECKLER, ESQ. NPU B COUNCIL DISTRICT 7

Application File Date	9-30-14
Zoning Number	Z-14-62
NPU / CD	B/7

Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: FAVORABLE/AMENDED [5 TO 0]

AYES: Adrean, Smith, Norwood, Shook, Young Jr.

AWAY: Bottoms, Hall

- 14-O-1561 (11) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SECTION 16-28A.010(13) OF THE CITY OF ATLANTA SIGN ORDINANCE GOVERNING SIGNS IN THE BUCKHEAD/LENOX SPECIAL PUBLIC INTEREST DISTRICT (SPI-12) BY ADDING A NEW SUBSECTION (I) SO AS TO PROVIDE ADDITIONAL FLEXIBILITY FOR SIGNAGE IN REGIONAL SHOPPING CENTER DEVELOPMENTS IN SPI-12 BY PERMITTING BUILDING BUSINESS IDENTIFICATION SIGNS IN SUCH CENTERS OR ON A PROPERTY IMMEDIATELY ADJACENT TO A SUCH CENTERS TO BE LOCATED ON BUILDINGS ABUTTING THE PUBLIC RIGHT-OF-WAY; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-77
NPU / CD	B/7
Staff Recommendation	Approval of Substitute Ordinance
NPU Recommendation	Approval
ZRB Recommendation	Approval of Substitute Ordinance

RESULT: FAVORABLE/SUBSTITUTE [6 TO 0]

MOVER: Howard Shook, Councilmember, District 7

AYES: Adrean, Smith, Bottoms, Norwood, Shook, Young Jr.

AWAY: Hall

- 14-O-1560 (12) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SECTION 16-28A.010(13) OF THE CITY OF ATLANTA SIGN ORDINANCE GOVERNING SIGNS IN THE BUCKHEAD/LENOX SPECIAL PUBLIC INTEREST DISTRICT (SPI-12) TO ALLOW GREATER FLEXIBILITY FOR THE PLACEMENT OF BUILDING SIGNATURE SIGNS FOR UNIFIED DEVELOPMENTS WHERE MULTIPLE BUILDINGS COULD SUPPORT SUCH SIGNS; AND FOR OTHER PURPOSES.

RESULT: **FAVORABLE/SUBSTITUTE [6 TO 0]**
MOVER: Howard Shook, Councilmember, District 7
AYES: Adrean, Smith, Bottoms, Norwood, Shook, Young Jr.
AWAY: Hall

14-O-1606 (13) - Z-14-70-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 711 BROADLAND ROAD (AKA ANDOVER DRIVE) N.W., APPROXIMATELY 1440 FEET ALONG THE NORTHWESTERLY SIDE OF BROADLAND ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 8.754.04 ACRES. LAND LOT 160, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JEANE W. AUSTIN APPLICANT: JOSEPH M. WILEN NPU A COUNCIL DISTRICT 8

Application File Date	11-4-14
Zoning Number	Z-14-70
NPU / CD	A/8
Staff Recommendation	File
NPU Recommendation	Denial
ZRB Recommendation	File

RESULT: **FILED BY COMMITTEE [6 TO 0]**
AYES: Adrean, Smith, Bottoms, Norwood, Shook, Young Jr.
AWAY: Hall

G. PAPERS HELD IN COMMITTEE

- 14-O-1345 (14) - Z-14-29- A SUBSTITUTE (#2) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF ATLANTA BY CREATING A NEW SECTION IN PART 16 ZONING OF CHAPTER 28 "GENERAL AND SUPPLEMENTAL REGULATIONS" WHICH IS TO BE CODIFIED AS SEC. 16-28.029 "SELF SERVICE BICYCLE RENTAL FACILITIES"; AND FOR OTHER PURPOSES.

Application File Date	6-6-14
Zoning Number	Z-14-29
NPU / CD	Citywide
Staff Recommendation	Approval of Substitute Ordinance
NPU Recommendation	See NPU Worksheet attached
ZRB Recommendation	Approval of Substitute Ordinance

RESULT: FAVORABLE/SUBSTITUTE [6 TO 0]

AYES: Adrean, Smith, Bottoms, Norwood, Shook, Young Jr.

AWAY: Hall

- 14-O-1348 (15) - U-14-13- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1) (G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER:FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

RESULT: HELD IN COMMITTEE

- 14-O-1366 (16) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

RESULT: HELD IN COMMITTEE

- 14-O-1368 (17) - Z-14-50- AN ORDINANCE BY COUNCILMEMBERS KEISHA LANCE BOTTOMS, C. T. MARTIN, AND ANDRE DICKENS TO AS SUBSTITUTED BY ZONING COMMITTEE AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.OL0(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-50
NPU / CD	R-1 and 11
Staff Recommendation	Approval of Substitute
NPU Recommendation	See Worksheet
ZRB Recommendation	Approval of Substitute

(Referred back by Council 11/3/14) (Held 11/12/14)

RESULT: HELD IN COMMITTEE

- 14-O-1473 (18) - AN ORDINANCE BY COUNCILMEMBERS KWANZA HALL AND CARLA SMITH AUTHORIZING THE INSTALLATION OF PUBLIC ART (AN

UNTITLED MURAL) AT 483 EDGEWOOD AVENUE S.E., ATLANTA, GEORGIA 30312 AS PURSUANT TO CODE SECTION 16- 28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

(Held 9/24/14)

RESULT: HELD IN COMMITTEE

15-O-1063 (19) - AN ORDINANCE BY COUNCILMEMBER ALEX WAN AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "LOS TROMPOS") AT THE FOLLOWING LOCATIONS: BANK OF AMERICA PLAZA (NORTH AVENUE AND PEACHTREE STREET, N.E.), GEORGIA TECH CAMPUS PROMENADE (1230 PEACHTREE STREET, N.E.), ART DISTRICT PLAZA (15TH STREET AND PEACHTREE STREET, N.E.), AND THE 10TH STREET POCKET PARK (10TH STREET AND PEACHTREE STREET, N.E.), 725 PONCE DE LEON AVENUE N.E., ATLANTA, GEORGIA 30306 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

(Held 2/11/15) (Held for NPU review)

RESULT: HELD IN COMMITTEE

14-R-4377 (20) - A RESOLUTION BY COUNCILMEMBER ANDRE DICKENS AS SUBSTITUTED AND AMENDED BY ZONING COMMITTEE AUTHORIZING THE CREATION OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE/SUB/AMENDED [6 TO 0]

AYES: Adrean, Smith, Bottoms, Norwood, Shook, Young Jr.

ABSTAIN: Hall

H. REMARKS FROM THE PUBLIC


I. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 10:59 AM

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair